

★★★ TAKING ★★★
STATE STREET
 TO
THE PEOPLE

The State Street Corridor Master Plan process included an unprecedented public outreach effort to get citizens involved in helping reinvent State Street.

6 public open houses
 with
 approx.
320 attendees

25,000+ 
 email notices

4,173 
 notices mailed to
 Orem business owners

3 informational websites launched


38 days of billboard notices


5 newspaper articles


14 social media posts


72 poster displays

35,000+ 
 MindMixer Site Visits

80,000+ utility notices 

2 newscasts (KSL & BYUTV)


3 Back to School Nights


12 citizen commission presentations

The State Street conversation continues at:
cityoforem.mysidewalk.com



REINVENT STATE STREET



DISCONNECTING COMMUNITY



HISTORY



guiding future growth



FAMILY FRIENDLY

OREM
State Street Corridor
Master Plan

- The Orem General Plan is an advisory document for the whole City
- The State Street Corridor Master Plan is an Appendix to the General Plan
- This is a long Range Plan – 25 year plan focused on State Street

REINVENT STATE STREET



DISCONNECTING COMMUNITY



HISTORY



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- This is not a mandate for development. But a plan to facilitate growth along the State Street Corridor into the future
- This is a market driven plan. The plan has the potential to increase development options and property values for property owners
- The City Council is the final approving authority for any future zone changes or ordinance amendments
- The plan would limit the impact on single family neighborhoods

- Utah County is projected to increase in population by 425,892 people in the next 25 years, a population of over 1,000,000 people (1,019,828) by 2040

Total Population by Area

Source: Governor's Office of Planning and Budget 2012 Baseline Projections

Area Number Area Name	1990	2000	2010	2020	2030	2040	2050	2060
1 Beaver County	4,771	6,015	6,629	7,766	9,225	10,522	11,837	13,502
2 Box Elder County	36,533	42,868	50,104	54,571	59,437	64,704	70,501	77,030
3 Cache County	70,550	91,873	113,273	139,227	168,137	196,559	232,468	273,817
4 Carbon County	20,146	20,354	21,409	21,602	22,092	22,860	23,582	24,384
5 Daggett County	702	928	1,061	1,444	1,377	1,407	1,519	1,678
6 Davis County	188,479	240,193	307,557	356,968	391,933	426,392	465,664	503,985
7 Duchesne County	12,611	14,369	18,643	22,797	24,836	25,721	27,123	29,275
8 Emery County	10,312	10,785	10,980	11,230	11,930	12,207	12,016	12,141
9 Garfield County	3,969	4,746	5,172	6,063	6,821	7,357	7,902	8,963
10 Grand County	6,622	8,531	9,225	10,300	11,300	12,147	13,098	14,301
11 Iron County	20,927	34,067	46,270	57,055	71,687	87,102	105,797	127,795
12 Juab County	5,821	8,269	10,246	13,750	17,203	20,049	23,382	27,502
13 Kane County	5,166	6,077	7,125	8,357	10,259	12,601	15,314	18,583
14 Millard County	11,313	12,437	12,503	12,787	13,384	13,804	14,422	16,311
15 Morgan County	5,547	7,154	9,469	11,945	15,013	17,926	20,654	24,234
16 Piute County	1,271	1,430	1,556	1,635	1,902	2,091	2,207	2,436
17 Rich County	1,731	1,964	2,264	2,532	2,843	3,153	3,495	3,908
18 Salt Lake County	728,295	902,777	1,033,274	1,180,859	1,340,665	1,507,997	1,659,566	1,812,891
19 San Juan County	12,451	14,373	14,746	15,644	15,486	15,191	15,640	17,100
20 Sanpete County	16,328	22,812	27,899	31,637	35,279	37,879	40,689	45,494
21 Sevier County	15,448	18,914	20,802	22,380	24,329	26,142	28,241	31,349
22 Summit County	15,693	30,034	36,473	45,491	56,890	71,433	88,334	107,671
23 Tooele County	26,587	41,553	58,417	74,877	99,664	128,348	157,821	189,156
24 Uintah County	22,251	25,254	32,588	38,982	41,099	42,690	46,291	50,174
25 Utah County	265,764	371,873	519,307	668,564	833,101	1,019,828	1,216,695	1,398,074
26 Wasatch County	10,149	15,414	23,668	32,741	44,549	59,159	76,389	96,696
27 Washington County	48,978	91,090	138,748	196,762	280,556	371,743	472,567	581,731
28 Wayne County	2,189	2,527	2,778	2,845	3,508	4,412	5,326	6,424
29 Weber County	158,662	197,533	232,097	258,423	300,477	349,009	398,699	449,053
30 Bear River MCD	108,814	136,705	165,641	196,330	230,417	264,416	306,464	354,755

425,892

Demographics

As of July 1, 2013, the population of the State of Utah was estimated to be 2,900,872, an increase of 1.6 percent from 2012, according to the U.S. Census Bureau. This is lower than the decade high growth of 3.1 percent experienced in 2005. A total of 46,001 people were added to Utah's population, with 19.9 percent of this increase coming from those moving into the state. Utah's unique characteristics of a high fertility rate and low mortality consistently contribute to strong natural increase, the difference between births and deaths. 51,721 births led to a strong natural

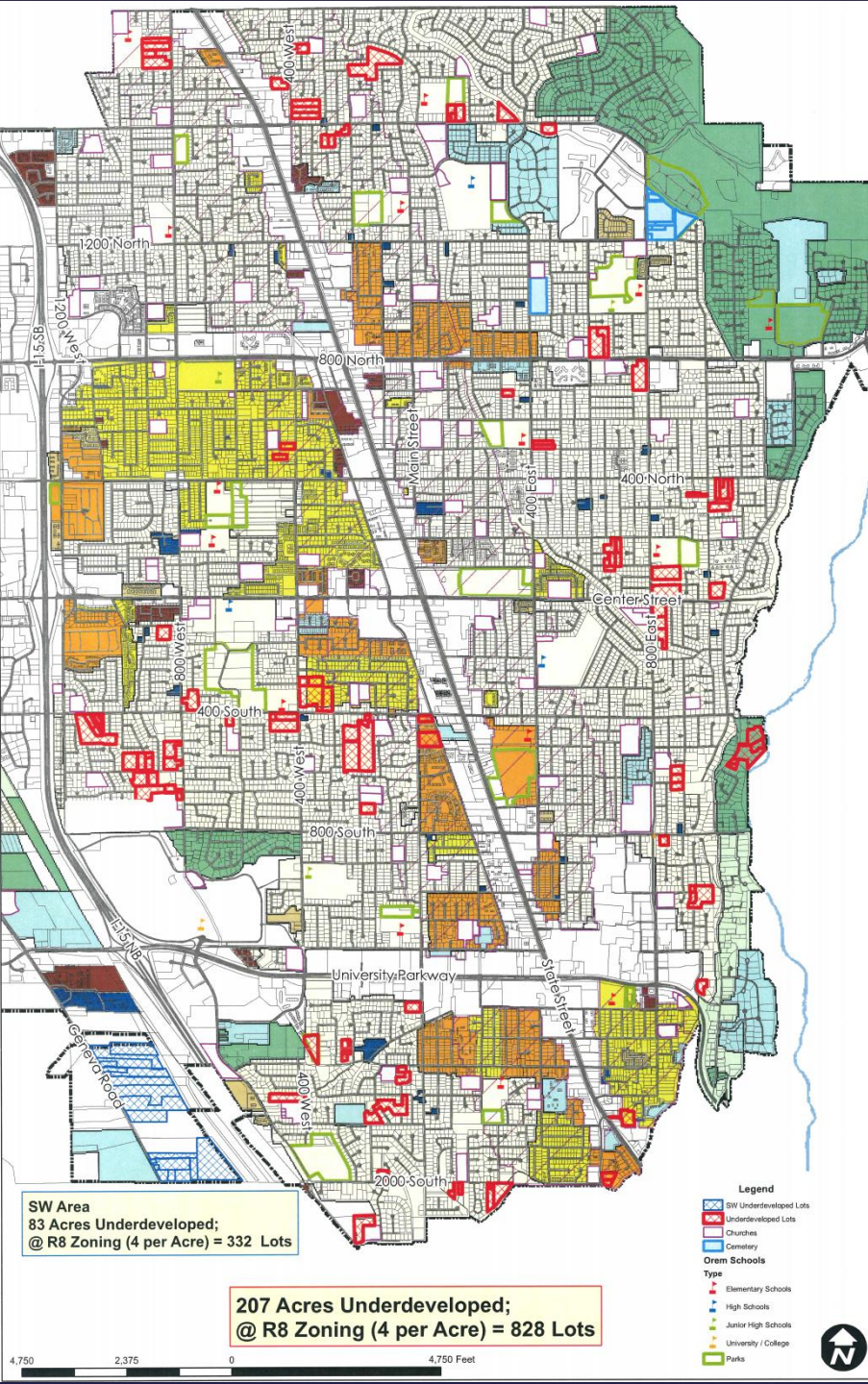
and net migration. In 2013, Utah had 51,721 births, below the record of 55,357 set in 2008. Deaths in 2013 totaled 14,873. The resulting natural increase of 36,848 persons accounted for 80.1 percent of Utah's population growth in 2013. This is a decrease from the previous year's share of 90.7 percent but higher than the ten-year average of 77.8 percent. Annual fluctuations in natural increase may result from changes in the size, age structure, and vital rates (fertility and mortality) of the population. The total fertility rate represents the average

- The State of Utah has a ten year average growth rate of 77.8% from natural increase. (Our own children and grandchildren)

	2010			2040		
Utah County	516,564	668,564	833,101	1,019,828	1,216,695	1,398,074
Alpine city	9,555	10,670	11,667	12,851	13,400	13,700
American Fork city	26,263	32,566	39,635	47,678	54,000	58,900
Cedar Fort town	368	961	2,757	4,503	6,900	9,000
Cedar Hills city	9,796	10,733	10,884	11,689	11,800	11,900
Draper city (pt.)	1,742	2,520	3,303	3,977	5,100	6,200
Eagle Mountain city	21,415	34,152	54,095	76,469	114,400	152,500
Elk Ridge city	2,436	3,898	4,696	5,888	7,100	8,500
Fairfield town	119	599	955	2,148	3,900	5,300
Genola town	1,370	3,789	4,370	6,499	8,600	10,800
Goshen town	921	1,146	1,220	1,419	1,700	1,800
Highland city	15,523	17,792	20,712	24,073	27,100	29,500
Lehi city	47,407	62,154	82,589	103,610	120,000	133,800
Lindon city	10,070	11,753	12,459	13,721	14,600	15,900
Mapleton city	7,979	10,762	13,752	16,901	19,500	21,300
Orem city	88,328	99,227	103,321	112,288	118,900	123,600
Payson city	18,294	22,832	41,144	49,496	58,500	67,200
Pleasant Grove city	33,509	40,034	42,062	47,053	51,200	54,500
Provo city	112,488	126,377	131,068	151,877	170,600	189,400

+23,960

- The City of Orem is projected to increase in population by 23,960 people by 2040



**207 Acres Underdeveloped;
@ R8 Zoning (4 per Acre) = 828 Lots**

**SW Area
83 Acres Underdeveloped;
@ R8 Zoning (4 per Acre) = 332 Lots**

- 1160 total lots based on an R8 zone
- Accommodates approx. = 3,886 people (3.35 Average household)